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Planning

Extra Care Development Framework

Cornwall Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-019102

Procurement identifier (OCID): ocds-h6vhtk-050d25

Published 6 May 2025, 1:51pm

Scope

Reference

DN754240

Description

In 2023, the Council published its Supported and Specialist Housing Strategy, Cornwall Supported & Specialist Housing Strategy 2023-2050 which sets out the future demand for services.

This procurement tender exercise is for the development of new extra care housing schemes in strategic locations across Cornwall to meet the demand set out in the Specialist and Supported Housing Strategy and Market Position Statement.

Total value (estimated)

- £62,000,000 excluding VAT
- £62,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 1 September 2028
- Possible extension to 1 September 2033
- 8 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)

Contract locations

- UKK3 - Cornwall and Isles of Scilly

Engagement

Engagement deadline

22 January 2025

The engagement was carried out before this notice was published.

Engagement process description

10 Sept 2024 Publication of Prior Information Notice - market engagement invitation for combined Extra Care and Home Care

24 Sept 2024 Joint Care Homes and Extra Care market engagement event

04 Dec 2024 Re-Publication of Prior Information Notice - market engagement invitation for the individual projects following decision to separate the two elements extra care and home care in to separate procurement exercises

08 Jan 2025 Extra Care pricing methodology workshop

16 Jan 2025 Extra Care specification workshop

22 Jan 2025 Joint Care Homes and Extra Care commercial model workshop

In order to view the engagement information please register and express interest to the project please follow the link to the supplyingthesouthwest portal - <https://procontract.duenorth.com/Advert?advertId=65e2ac42-8bb1-ef11-8132-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

Submission

Publication date of tender notice (estimated)

17 June 2025

Contracting authority

Cornwall Council

- Public Procurement Organisation Number: PYRH-9827-DWLP

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Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government